

**CLARK COUNTY
CITY OF VANCOUVER**

**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT FOR PY 2003**

(July 1, 2003 to June 30, 2004)



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COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM

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Thomas Lasher, Program Coordinator

Peggy Sheehan, Program Coordinator

Clark County Department of Community Services

1610 C Street • P.O. Box 5000 • Vancouver, WA • 98666-5000

Tel 360.397.2130 • Fax 360.397.6128 • TDD 360.397.6065

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I. INTRODUCTION

Purpose

The purpose of this Consolidated Annual Performance and Evaluation Report (CAPER) is to present to the public and the U.S. Department of Housing and Urban Development how the Clark County/City of Vancouver Consortium attained the goals and objectives established in the 2000–2004 Clark County/City of Vancouver Consolidated Housing and Community Development Plan (HCDP). This 2003 CAPER also reports how the federal funds available for housing and community development were utilized during the 2003 program year.

Geographic Area Covered by the CAPER

The Clark County Department of Community Services, which administers the HOME and CDBG Programs, prepared the Consolidated Plan and the CAPER on behalf of the Clark County/City of Vancouver Consortium. This consortium is comprised of all of Clark County and includes the incorporated cities of Battle Ground, Camas, LaCenter, Ridgefield, Vancouver, Washougal, Woodland, the town of Yacolt and the unincorporated area of Clark County. On July 1, 2003, The City of Vancouver became its own CDBG entitlement; however, the City continues to participate in the Clark County HOME Consortium.

Program Specific Information Available upon Request

This CAPER is designed to provide a meaningful overview of the Clark County/City of Vancouver consortium's progress in addressing affordable housing needs, in improving the living environment of low-income residents, and in expanding economic opportunities. In addition to the narrative summaries in this report, more detailed information about specific projects is available upon request. Additionally, a copy of the 2000-2004 Community Development Plan is available. Please contact the Clark County Department of Community Services, 1610 C Street, P.O. Box 5000, Vancouver, WA 98666. The telephone number is (360) 397-2130. Any comments on this report should be directed to Peter Munroe, CDBG Program Manager at the above address.

II. GENERAL PROGRAM NARRATIVE

Assessment of Strategic Plan Goals and Objectives

For program year 2003, the consortium received \$1,578,000 in CDBG entitlement funds and \$1,567,732 in HOME funds from HUD. These funds were used to address the following objectives and priorities contained in the 2000-2004 HCDP. Listed on the following page are the projects that were funded, linked to each objective.

AFFORDABLE HOUSING OBJECTIVES

Objective #1: Increase the supply of affordable housing to renter households earning 50 percent or less of the area median family income.

There are more than 9,700 renter households in Clark County earning less than \$20,000 annually and paying more than 30 percent of their income for housing according to the 2000 census.

During the 2003 program year, the Consortium addressed these issues through its support for the following activities/organizations:

Projects Completed (as of June 30, 2004):

- Cascadia Village Apartments – Affordable Community Environments: construction of 50-unit apartment complex.
- Construction of Public Infrastructure in Support of Cascadia Village Apartments – Clark County Public Works

Projects under Construction (as of June 30, 2004):

- Kauffman Street Townhomes – YW Housing: Property acquisition and construction of nine permanent rental units.
- Esther Short Commons – Vancouver Housing Authority: Property acquisition and construction for 160 one, two, and three-bedroom rental apartment units in Vancouver's downtown area. Three of the apartments are affordable to households at or below 50 percent of AMI, 136 are affordable to households at 60 percent or below AMI, and the balance (21) are market rate. The development adds lasting affordable rental housing to complement ongoing downtown revitalization efforts that include the development of commercial space, retail space, a hotel/conference center, higher-end market rate rental housing and higher priced condominiums. Construction is scheduled to be completed in fall 2004. Esther Short Commons will also house the local farmers market.
- Plum Meadows – Vancouver Housing Authority: Construction of 162 studio, duplex, one, two, and three-bedroom units for households at or below 60 percent of area median income. The property is being developed to provide affordable housing near jobs and to provide additional students and community support for a neighborhood elementary school. Construction is scheduled to be completed in fall 2004.

CHDO Support

- CHDO Operating Funds - Affordable Community Environments (2003)

New Projects (not yet under contract as of June 30, 2004):

- The Mews at Cascadia Village – Affordable Community Environments: Construction of approximately 24 rental apartment units affordable to people at 60 percent of median or less.
- Aurora Place Apartments - YW Housing: The construction of approximately 25 apartment units for people who are at 50 percent or below median income.
- CHDO Operating Funds – Affordable Community Environments (2004)

The Consortium also pursued the following initiatives in support of Objective #1:

- Clark County Department of Community Services and the City of Vancouver Department of Housing and Community Services continued to provide information and technical assistance to non-profit housing developers for the creation of rental housing units. The organizations facilitated workshops on financing, grant writing, and other aspects of affordable housing.
- Clark County Department of Community Services continued to assist agencies in obtaining additional technical support such as CHDO development and proposal development.
- Clark County supported applications from private and non-profit housing developers proposing to create rental housing using the Washington State Housing Tax Credit program.
- Clark County continued to work with members of the Continuum of Care Planning group to develop a network of landlords who were willing to accept high-risk residents.
- Clark County continued to work with HUD to purchase homes under the Dollar Home program.
- Clark County has completed the planning on use of the Deed Recording Fee revenue. During the last program year, the fund was used to leverage a two-million dollar bond for property purchase, provide shelter operating expenses, and assist with operating expenses for 12 different projects for rent to people who are at 30 percent of median or less.

Objective #2: Promote homeownership for low- and moderate-income (LMI) households earning less than 80 percent of the area median family income through an integrated approach that involves increasing housing supply, increasing financial options for both housing providers and purchasers, increasing individual capacity to purchase, and allowing for increased density.

A critical element of the Consortium's housing program is the promotion of homeownership for households earning less than 80 percent of the area median family income. According to the Consolidated Plan, moderate-income households earning 80 percent of area median income could afford a home costing no more than approximately \$104,800 if they were able to pay the down payment and closing costs. According to the July 2004 Market Action report, the median sale price for a home in Clark County is \$185,200. Homes in the price range needed for people who are lower income that are in an adequate and safe physical condition are increasingly difficult to find in Clark County. Many households in this income range have difficulty saving enough money for the down payment and closing costs. They are also financially vulnerable and could have difficulty making monthly payments if a crisis, such as temporary loss of employment, were to occur.

During the 2003 program year, the Consortium addressed these issues through its support for the following projects:

Projects Completed in 2003:

- First Home Loan Program - Columbia Non-Profit Housing: Provided HOME & CDBG funding for 26 first-time homebuyers.
- CHDO Funding - Columbia Non-Profit Housing (2003)
- Three Habitat Homes - Habitat for Humanity: Provided HOME funding for purchase of property for the development of three affordable new single-family homes.

New Projects (not yet under contract as of June 30, 2004):

- Patten Park – Evergreen Habitat for Humanity: HOME Funds for the construction of the infrastructure necessary for approximately eight owner-occupied homes for households whose income range from 25 to 60 percent of the area median income.
- CHDO Funding - Columbia Non-Profit Housing (2004)

The Consortium also pursued the following initiatives during the 2003 program year:

- The City of Vancouver and Clark County continued to support the Community Housing Resource Center, which assists potential homebuyers in Clark County, including low- and moderate-income households.

Objective #3: Create additional housing options and increased opportunities for self-sufficiency for low-income elderly persons, persons with disabilities or special needs, and public housing residents.

The housing affordability gap in Clark County is particularly acute for persons who are on fixed incomes, such as disabled or elderly persons, or who rely solely on assistance programs. The need for housing for persons with special needs cannot be overstated. Indeed, this is borne out by the following statistics cited in the 2000-2004 Consolidated Plan:

- In 2000, the US Census Bureau report that 9.5 percent of the County population, or 34,272 people were over age 65. The Washington State Long Term Care Commission estimates that over the next 20 years the number of people over 85 who need long term care will double.
- More than 41,350 people with a disability reside in Clark County. Of those over 6,000 range in age from 5 to 21. There are over 35,300 disabled adults with 14,000 of these people unemployed.
- A comprehensive continuum of housing is cited as the most compelling need of persons with HIV/AIDS.
- According to the Washington Division of Alcohol & Substance Abuse TARGET (MIS) system, in 2003, more than 900 people received county funded drug and alcohol treatment of whom 245 reported being homeless.

- It is estimated that on a nightly basis, there are 80 homeless veterans utilizing shelters in the Vancouver area.
- In the VHA's PY2003 87 of the 175 families who left public housing for voluntary reasons increased their earned income and left housing assistance with escrow savings accounts averaging \$2,237. Although the VHA cannot verify how these escrow accounts were used after the residents left housing assistance, many residents have expressed home ownership as a goal.
- On March 16, 2004, a one-day street count was conducted in Clark County and it was found that there were 409 unsheltered people and 131 of those were considered to meet the definition of chronically homeless. Out of the 409 unsheltered individuals, 172 were children in families.
- Since the start of the VHA's Moving to Work self-sufficiency program, 380 families have been able to increase their earned income, build up escrow savings accounts, and move off housing assistance. More than 100 of these families moved directly into homeownership. Others are working toward the goal of homeownership while they continue to rent housing without VHA subsidies. About 450 families are currently earning escrow. The balance in their accounts averages \$1,038, which represents almost \$3,500 in additional income per family.

During the 2003 program year, the Consortium provided HOME funding to address these issues through its support for the following projects:

Projects Complete (as of June 30, 2004):

- Residential Care Home III – Inland Empire Residential Resources: Housing for persons with developmental disabilities (two houses, 4 bedrooms each).
- Azalea Place – Columbia Non-Profit Housing: 12 units of housing with on-site mental health services provided by Mental Health Northwest.

CHDO Support

- YW Housing - CHDO Funds (2003)

New Projects (not yet under contract as of June 30, 2004):

- Walnut Grove Senior Housing - Columbia Non-Profit Housing: Walnut Grove is a HUD 202 and HOME funded 65-unit apartment building for low-income seniors in the Vancouver Mall area. The Vancouver Housing Authority will be contracted to lease and manage the building.
- Transitioning Men's Home – Inland Empire Residential Resources: CDBG funds will be used to purchase a home to be used as transitional housing for up to seven men in recovery from drug and alcohol abuse who are waiting for in-patient treatment openings.

The Consortium also pursued the following initiatives during the 2003 program year:

- Clark County Department of Community Services (DCS) continued to assist the building of the capacity of local non-profits to enable them to develop, own, and manage housing units for affordable and supported housing.
- Clark County, the City of Vancouver and the Vancouver Housing Authority (VHA) continued to advocate for increased state and federal funding for rental housing for persons with special needs, including persons with developmental disabilities, mental illness, physical disabilities, AIDS, and the elderly.
- Clark County DCS continued to work with the Southwest Washington consortium on HIV & AIDS to develop low-cost housing.
- Clark County DCS continued to work with the Council for the Homeless and service agencies to develop an application to HUD for permanent supported housing for people who are disabled with one or more of the following: substance abuse, mental illness, and/or HIV/AIDS.
- The VHA provided subsidized housing for about 1,968 elderly and disabled households through owned and/or managed subsidized housing and Housing Choice Voucher assistance. These households represent 63 percent of the VHA's subsidized housing residents. Of the VHA's elderly/disabled households, 80 percent are disabled, including those residents who are both elderly and disabled. The average total income of VHA elderly and disabled households is about \$825 per month. In addition, there are 1,654 disabled households on the VHA's waiting list for assistance. These households have average total incomes of only about \$631 per month. The VHA maintains a full-time staff member in a grant funded Resident Service Coordinator position to provide additional support for elderly and disabled residents of VHA owned and/or managed subsidized housing. The purpose of this position is to link residents to supportive services or medical services provided by public agencies or private practitioners within the community. The Service Coordinator assesses service needs, determines eligibility for public services and works with other agencies involved with the resident. The goal of this position is to support residents in their desire to remain independent in their own home.
- The VHA continued to help public housing residents achieve their self-sufficiency goals through the agency's Moving to Work program, which requires that households with an adult member who is able to work set goals for self-sufficiency and work toward those goals. When HUD announced the end of the Moving to Work demonstration in the spring of 2004, the VHA asked for feedback from residents and community members, and the Board of Commissioners created a one year transition plan. Each family will be able to decide if they would like continue under the Moving to Work structure. If they choose to continue, they will be eligible to receive the money in their escrow savings if they leave housing assistance within a five year time limit. Extensions of up to two years are available for families who are on track to meet their goals but simply need more time. The transition process will be complete in April 2005.
- The VHA also operated the countywide Section 8 programs for over 2,200 households.

Objective #4: Preserve, whenever cost-effective, existing affordable housing units threatened with loss due to condition, location, expiring federal contracts, redevelopment and revitalization efforts or other situations.

In program year 2003, the Consortium worked to stem the loss of affordable housing through its continued support for the following project:

Projects Underway (as of June 30, 2004):

- Homeowner Rehab Program - Clark County and City of Vancouver Homeowner Rehabilitation Loan Program

The Consortium also pursued the following initiatives during the 2003 program year:

- Clark County continued to develop marketing strategies for its Homeowner Rehabilitation Loan Program, especially in areas targeted in the H&CD Plan as having a high percentage of at-risk housing units.
- Clark County continued to administer the Weatherization Program for rental and homeowner units. Approximately 230 low-income households should be served throughout Clark County if funding remains at its current levels. Funds from the U.S. Department of Energy were used.
- Vancouver Housing Authority maintained all existing public housing through its excellent operations, maintenance and replacement program. The VHA's HUD REAC inspection scores earned the housing authority the designation of High Performer in 2004.

The City of Camas' Downtown Rental Rehab Program project was cancelled as of June 30, 2004.

HOMELESS CONTINUUM OF CARE OBJECTIVES

Objective #1: Provide and enhance services and facilities to serve the needs of homeless individuals, youth and families with an emphasis on implementing a continuum of care approach. This approach includes assessment and outreach, emergency shelter, transitional housing, permanent housing, and services to encourage self-sufficiency.

Through the Continuum of Care model, local homeless service providers have worked towards establishing a more coordinated approach to ensure that homeless individuals, youth and families receive the services (shelter, counseling & training) they need.

HOME Funded Projects Underway (as of June 30, 2004):

- Shelter Improvements – Share: This project shall result in a number of improvements at the Valley Homestead and Share House shelters. These improvements shall consist of the purchase and

installation of a commercial stove for Valley Homestead's kitchen, and of the installation of four wall heating and cooling units, and a restroom floor-drain at Share House. The project shall also result in the installation of hospital grade carpeting and the construction of food storage buildings at Share House and Valley Homestead.

New Projects (not yet under contract as of June 30, 2004):

- Wise Moves – Share: CDBG Funds will be used to support the staffing of a tenant-based housing counselor and case manager for Share's Wise Moves transitional housing program. The goal of the program is to transition families from shelters into permanent housing through the use of rental subsidies and on-going case management.

The Consortium pursued the following initiatives during the 2003 program year:

- Clark County allocated Federal Emergency Food and Shelter Program (EFSP) funds to agencies to provide emergency motel vouchers, rent and mortgage assistance resulting in 349 households being assisted.
- The Consortium members continued to participate in the Clark County Council for the Homeless, which is responsible for the overall coordination of Continuum of Care funding in Clark County.
- The Council for the Homeless worked with providers and members of the Continuum of Care planning group to develop and apply for funding through the McKinney Program. In 2003, eight grants were awarded, including one construction project for a total of \$873,595.
- The Council for the Homeless worked with local agencies to increase the presence and effectiveness of the local HMIS program (Servicepoint) which tracks serve services provided to people who are homeless.
- Clark County used Emergency Shelter Grant (ESAP) funds to provide for the delivery of the "Ready-to-Rent" program. This program provides people with education and training on how to be good tenants, landlord tenant laws, and how to clean up rental history.

Objective #2: Secure stable sources of operating funding for existing services and facilities.

Although funds can be obtained for building shelters or creating new programs for the homeless, the lack of consistent and stable operating funds is a serious and ongoing problem. Shrinking resources, greater competition for private donations and volunteers, and increasing demands for service combine to overwhelm the budgets of existing shelters and service providers. Many funding sources either limit or do not allow the use of funds for operation of existing services.

In efforts to address Objective #2, the Consortium pursued the following initiatives during the 2003 program year:

- Clark County Department of Community Services and the Council for the Homeless continued to explore sources of operating funds used by other shelters in Washington State to identify additional sources for Clark County.

- Clark County, the Vancouver Housing Authority, and others continued to advocate for increased funding for services and facilities for the homeless at the state level.
- The Consortium, along with other participants of Council for the Homeless Continuum of Care group, leveraged Continuum of Care dollars by tapping into resources from the state, county, local and private foundations such as the Washington State HTF, SHP, ESGP, and Enterprise Foundation.
- As a result of the efforts to work with state legislators, HB2060 was implemented, which provides a local source of funding for low-income housing and operating support for shelters. During 2003, over \$400,000 was provided to area shelters and rental housing projects for operating support.

Objective #3: Provide services to prevent persons at risk from becoming homeless.

Increasing numbers of individuals and families are threatened with homelessness due to economic hardship, domestic violence, alcohol and drug addictions, or mental illness. According to the 2000-2004 Consolidated Plan, more than 22,000 persons in Clark County are in households that earn less than 30 percent of the area median income and are considered at risk of becoming homeless.

In Program Year 2003, the Consortium assisted the following projects:

- Story Street Program – Share: Provides tenant-based rental assistance to approximately 120 families. The Clark Housing Review Board allocated additional 2004 funds to the project in March 2004.

The Consortium also addressed these issues through the pursuit of the following initiatives:

- Clark County continued to administer the Low-Income Home Energy Assistance Program (LIHEAP), which provides emergency funds for low-income persons who have difficulty paying utility bills, over 3,000 people were provided assistance in 2003.
- Clark County explored ways to stabilize funding for emergency clothing, food, and financial assistance for low-income persons at risk of becoming homeless.
- The Council for the Homeless and Clark County Department of Community Services continued to participate in advocacy and planning activities of the Washington State Coalition for the Homeless.
- The Clark County Department of Community Services Community Action Program provided 17 different programs with approximately \$1,700,000. Programs included community voice mail, day care, emergency shelter, rent/mortgage assistance and emergency housing for victims of domestic violence and runaway kids. These programs provided services to over 30,000 people.

Objective #4: Improve coordination between service providers to improve service delivery and to address gaps in the continuum of care.

In 2003, the Consortium supported efforts to increase coordination between service providers through the Council for the Homeless and the Coalition of Service Providers. However, greater opportunities for coordination still exist, including the coordination of case management between programs, sharing of

program data for funding applications, and consistency of policies and procedures between shelters to assure greater access to services.

Clark County also continued to support these efforts through participation in monthly meetings with the homeless service providers. This group is composed of shelter managers, transitional housing staff and formerly homeless people. The committee makes recommendations on the expanded winter severe weather plan, coordinates motel voucher programs and organizes monthly training for staff and volunteers.

COMMUNITY DEVELOPMENT OBJECTIVES

Objective #1: Create suitable living environments by improving the safety and livability of neighborhoods and communities throughout the county.

The Consolidated Plan identified over \$350,000,000 in potential actions to create safe and livable neighborhoods in the Vancouver area and throughout the county. The majority of the activities fell into the following categories: streets and sidewalks, parks and recreation, and water and sewer projects. It is important to help bring the public facilities in the County's smaller cities and towns into compliance with federal and state regulations.

During the 2003 program year, the Consortium and its members undertook a number of activities in pursuit of Objective #1. These activities are as follows:

Streets and Sidewalk Improvements

A critical element of community livability is the presence of streets with safe and functional pedestrian and storm drainage facilities. Over the past few years, Clark County's communities have made major efforts towards the modernization of local streets – particularly towards the improvement of street and sidewalk facilities in some of the older residential areas. In the past year, the Consortium provided assistance for the following pedestrian and street improvement projects:

Projects Completed (as of June 30, 2004):

- 6th Avenue Sidewalk Project – City of Camas (2000); substantially complete
- NE 18th Avenue Improvements – City of Camas (2002)
- N. Cedar Avenue Improvements – Town of Yacolt (2002)
- "I" Street Improvements – City of Washougal (2002)

Projects under Construction (as of June 30, 2004):

- 5th Avenue Improvements – City of Ridgefield (2003)
- 20th & 24th Street Improvements – City of Washougal (2003)
- Dunham Avenue Improvements – City of Woodland (2003)
- Vancouver Heights ADA Curb Ramp Installation Project – City of Vancouver (2001)

Projects in Design (as of June 30, 2004)

- Blackmore Avenue Sidewalks – Town of Yacolt (2003)

New Projects (not yet under contract as of June 30, 2004):

- 20th Avenue Improvements – City of Battle Ground (2004)
- Couch/16th Street Improvements – City of Camas (2004)
- Downtown Sidewalk Improvements – City of Washougal (2004)

Parks & Recreation Projects

In response to the tremendous growth experienced within Clark County, there has been pressure on communities to acquire, preserve, and improve parks and recreation facilities for community/neighborhood use. The consortium has made resources available for communities to acquire and develop new parks and to modernize older existing parks. Parks projects assisted in the 2003 program year include:

Projects Completed (as of June 30, 2004)

- River Park Purchase and Improvements – City of Washougal (2001)

Projects Underway (as of June 30, 2004)

- Hathaway Park Improvements – City of Washougal (2002)

The Camas Benton Park Acquisition and Improvements project, originally funded in 2002 was cancelled as of June 30, 2004.

Water & Sewer Improvements

During the 2003 program year, the Consortium assisted one community in meeting state and federal requirements for the treatment of municipal sewage. This project is as follows:

New Projects (not yet under contract as of June 30, 2004)

- Construction of New Water Reservoir Cover – City of Woodland (2004)

Objective #2: Demonstrate a commitment to long-term economic growth by promoting a diverse economic base and family wage jobs, and by providing opportunity for all citizens especially the unemployed and disadvantaged persons.

The Consortium and its members undertook a number of activities in pursuit of this objective during the 2003 program year. These activities are listed as follows:

Downtown Revitalization

The Consortium continued to assist communities with their efforts to promote economic vitality through the revitalization of their downtown commercial districts. In the past year, the Consortium and its members provided the following assistance:

In the past year, the Consortium funded the following downtown revitalization projects:

Projects Completed (as of June 30, 2004):

- Battle Ground East Main Street Plan – City of Battle Ground (2001)
- La Center Downtown Plan – City of La Center (2002)

Projects Underway (as of June 30, 2004):

- Downtown Façade Improvements (II) – City of Washougal (2003)
- Old Town Pedestrian/Streetscape Improvements – City of Battle Ground (2003)

The County continued to support the efforts of Columbia River Economic Development Council (CREDC), Vancouver Downtown Association, and other organizations involved in bringing new businesses into the community. CREDC has developed strategies for the recruitment and retention of businesses in the Downtown area. CREDC staff has conducted surveys and site visits of businesses targeting key businesses to identify growth, expansion, and availability of workforce.

Workforce Training

The County continues to support the efforts of local educational institutions to provide training relevant to the needs of employers in the community, and efforts to enhance their offerings so that the skill level of the local workforce is attractive to businesses considering locating in the Vancouver area. Workforce development efforts included the following:

- In 2003 – 2004, Clark College provided training to over 2,100 low-income citizens in Southwest Washington. The College's WorkFirst Program supported job skills training, and funded childcare costs for 639 low-income parents. An additional 1,400 unemployed job seekers, many of whom were low-income citizens, received free training in weekly community seminars that reviewed basic work-related topics such as typing and computer skills, conflict resolution, and crisis management. Low-income citizens also benefit from Clark's Displaced Homemaker program. In 2003-2004, 88 individuals received professional development training, transition support, and career guidance in Displaced Homemakers classes.
- Washington State University (WSU) Salmon Creek campus provides undergraduate courses in all areas of discipline. It also offers vocational and workforce training programs to full-time and working adults.
- WorkSource, a partnership of the Washington Employment Security Department and other human services organizations, re-engineered and consolidated services in 2004, building new capacities to provide qualified workers to local businesses. Approximately 2200 job seekers utilized WorkSource and approximately 1500 businesses were served. The Southwest Washington Workforce Development Council (www.swwdc.org) provides leadership and resources for WorkSource services and also works closely with the Columbia River Economic Development Council to broker employment and training services for new and expanding businesses.

Objective #3: Develop a Neighborhood Revitalization Strategy in one or more qualifying areas to arrest the continuing decline of older neighborhoods and their livability.

During the 2003 program year, Clark County continued to explore the development of a Neighborhood Revitalization Strategy for one or more qualifying areas in the county. The development of the NRS will involve the help of residents, businesses, financial institutions, non-profit and community groups.

Objective #4: Support public facility improvements for non-profit agencies with a priority on agencies that provide services to LMI people.

Of critical importance to the enhancement of community livability is the preservation of old, and the development of new social services centers. In the 2003 program year, the consortium assisted the following projects:

Projects Completed (as of June 30, 2004):

- Community Center Plan – Town of Yacolt (2003)

Projects Underway (as of June 30, 2004):

- Woodland Social Services Center Acquisition & Upgrade - Woodland Community Services Center (2002)

New Projects (not yet under contract as of June 30, 2004):

- Mental Health Partners Planning (2004)
- Battle Ground Senior Center Improvements (2004)
- Washougal Social Services Building Improvements (2004)

Objective #5: Enhance quality of life for families and individuals to achieve self-sufficient to the greatest extent possible by supporting health and human services which predominantly serve low- and moderate-income residents.

Public (human) services are an important component in making communities more livable by enhancing the quality of life for low- and moderate-income residents. Public services range from basic services such as assistance with accessing food, clothing and shelter to recreational and social activities for seniors and children of low-income families. During 2003, the county supported a number of non-profits providing basic services through its community action program.

Affirmatively Furthering Fair Housing

The Clark County/City of Vancouver Consortium jointly funded a follow-up study to address the impediments identified in the original May 1996 Analysis of Impediments to Fair Housing. Western Economic Services, a contracted consultant, completed the final report in November 1998. The County and the City of Vancouver jointly worked on an updated analysis of impediments to fair housing during the 2003 program year. It is expected that this work will be completed in the fall of 2004.

Summary of Impediments

The following impediments to fair housing in both jurisdictions are:

- Mortgage loan denial rates for both genders are increasing with the difference between males and females narrowing in the City of Vancouver and Clark County;
- The loan denial rates for all races are becoming more familiar;
- The geographic distribution of denial rates within Clark County still is predominantly an urban event, with the City of Vancouver having more high denial areas than the remainder of the County; and

Issues identified in the study to be considered:

- Is there good cause for higher rates in the urbanized areas?
- Will denial rates for whites and non-whites continue to trend closer together?
- Will denial rates for males and females converge between Vancouver and the remainder of the County?
- Do some financial institutions disproportionately contribute to denial rates by geographic area, gender, or race?
- While housing prices are rising faster than income, is lack of income the primary reason for denial, and
- Can the County and City's First Home Loan Program further stimulate interest, and loan approvals, for minority and female heads of households?

The following actions were taken:

- The Consortium sees the First Home Loan Program as a catalyst to show that it is in the best interest of the local lender to provide first mortgage loans for minority and female heads of households. During 2003, the Consortium continued to encourage mortgage lenders to provide first mortgage loans and fund the program to provide second mortgage loans up to 20 percent of the purchase price of the home to low and moderate-income first-time homebuyers.
- The City, County and VHA continued to fund the Housing Resource Center to provide information and education regarding homeownership, tenant-landlord responsibilities as well as provided Fair Housing brochures at public events and made them available at various sites throughout the community.
- The County provided support for Housing Connections, a web-based community service that is intended to better connect providers of housing and housing services to renters who are looking for these types of housing opportunities.

- The County participated in educational activities related to fair housing, as well as in outreach activities and systemic testing of fair housing laws. Clark County also worked with neighboring counties to obtain a Fair Housing Initiatives Program grant for education and outreach activities.
- The County assisted with a Community Fair and Affordable Housing Seminar put on by the City of Vancouver on November 18, 2003.

Affordable Housing Narrative

The Clark County and City of Vancouver Consortium has addressed and worked to meet the four affordable housing objectives identified in the 2000-2004 HCDP by utilizing the Consortium allocated PY2003 CDBG and HOME funding dollars available for five projects as outlined below. The numbers shown are projected total units, (bedrooms for the group home projects.) Please note that the number of units is for the total project not limited to HOME and CDBG funding:

The Consortium committed the PY 2004 funds accordingly:

Priority Need Category	Number of units	2004 HOME	2004 ADDI	2004 CDBG	2004 "2060"
Renters					
At or below 80% of MFI	24	24	0	0	0
At or below 50% of MFI	25	0	0	0	25
Owners					
At or below 80% of MFI	33	20	4	9	0
Non-Homeless Special Needs	1	0	0	1	0
Total	83	44	4	10	25
Total 215 Housing	83	44	4	10	25

Details on these projects are provided in the "Affordable Housing Objectives" section of this report's "General Program Narrative."

Rental Housing

During PY 2003 there were three projects (Azalea Place, Cascadia Village, IERR) that were made ready for occupancy resulting in 62 rental apartment units and two group homes, these units are not entirely HOME assisted but are for people who are at or below 60 percent of the median income. Additionally, the Consortium funded property acquisition for the construction of rental housing for two projects (Evergreen Habitat for Humanity and Esther Short Commons) which are expected to be occupied by early 2005. The consortium also funded one rental subsidy projects (Story Street). This information is detailed below.

Homeownership

The Consortium continued to fund Columbia Non-Profit Housing's First Home Loan Program. The program provides low interest loans to 18 LMI first-time homebuyers. Of these 25 families, eleven were between 50

and 60 percent of median income, five were between 60 and 80 percent of median income, and three families were between 30 and 50 percent of median income.

Priority Need Category	Households Assisted by HOME PY 2003 <POINT IN TIME>	
	HOME Assisted Units	All Units
Renters		
0-30% of MFI	156	348
31-50% of MFI	26	106
51-60% of MFI	8	30
Total	190	484
First Time Homebuyers (2003-2004)		
0-30% of MFI	0	N/A
31-50% of MFI	7	N/A
51-80% of MFI	19	N/A
Total	26	N/A
Non-Homeless Special Needs (included in above numbers)	20	150
Total 215 Housing	190	484

Homeowner Rehabilitation

The consortium funds a Homeowner Rehabilitation program; during PY 2003 this program provided funds for rehabilitation of 9 homes (some of which required special attention due to the presence of lead based paint).

Summary of Clark County Housing Rehabilitation Program Accomplishments

Priority Need Category	Persons Assisted
Owners	
0-30% of MFI	2
31-50% of MFI	5
51-80% of MFI	2
Total	9

“Worst-Case Needs”

“Worst-case needs” are low-income renter households who pay more than half their income for rent, live in seriously substandard housing, or have been involuntarily displaced. The “worst-case needs” were addressed by the funding of several projects noted in the Affordable Housing section above. Projects include Azalea Place, a project for 12 people who are chronically mentally ill (construction started during the summer of 2003), and Esther Short Commons (VHA), and Kauffman Street Town Homes. All these projects addressed low-income renters and persons with disabilities.

Continuum of Care Narrative

In PY 2003, members of the Consortium continued to participate with the Council for the Homeless and service providers to enhance the community’s comprehensive Continuum of Care system to end homelessness in the county. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and coalition of more than 40 homeless service providers. PY 2003 demonstrated the continual success that Clark County has had in obtaining McKinney funding for programs for homeless people. Below is a chart listing these grants.

Project	Number served	Funding	Year
The Mews	New construction 25 units	\$343,745	2003
Project Access	Homeless outreach	\$61,267	2003
New Dreams	14 people annually for 2 years	\$97,633	2003
Operation Homestretch	10 people annually for 2 years	\$83,633	2003
Change	On-going and 1 year HMIS	\$72,881	2003
The Way Home	8 people annually for two years	\$89,396	2003
VHA Orchard Glen	13 families	\$33,333	2003
YW Housing – Wise Moves	20 people	\$92,365	2003

During PY 2004, the Continuum of Care group applied for funding for one new construction project, with a service component, and nine renewal projects for a total of \$1,124,793. The application outcome should be available in December 2004.

During the last year, Clark County’s Continuum of Care participants actively worked to prevent and reduce homelessness through increased housing, policy changes, and supportive services. Specific accomplishments since May 2003 include:

- McKinney-Vento funds were used to support three permanent housing projects and three transitional housing projects. In the past year, these six housing projects provided services along with housing to over 300 people.
- Of the 79 adults who left the supportive housing programs, 37 percent were employed and 97 percent moved into permanent housing. One family purchased a home through Habitat for Humanity, moving from homelessness to home ownership in three years.
- Of the people who left the supportive housing programs, 98 percent successfully accessed mainstream resources.

- McKinney funds were also used to support a street outreach program that largely serves the chronically homeless. In 2003, this program made 9,953 contacts with 3,517 individuals. Of those, 224 individuals were assisted into permanent housing.
- Local and state government have also played a significant role in implementing our Continuum of Care Strategy by providing approximately \$350,000 to expand street outreach, and to fund housing and supportive services such as drug, alcohol, and mental health treatment. HOME and CDBG funds were used for construction of 49 units of housing for very low-income households as well as tenant rental subsidies.
- Nine agencies including the street outreach program (Share's Project Access) provide data on homeless people to the Continuum's HMIS system. The Continuum's ability to generate unduplicated data has improved our planning and coordination.
- The Continuum also worked successfully with 12 area churches to provide overflow shelter this last winter.
- Our community has been particularly successful in leveraging the funds provided through the McKinney grants. During the past year, our award of \$873,000 leveraged an additional \$2,100,000 in state and local funding.
- Cascadia Village, a permanent supportive housing project, funded partially by McKinney funds, was completed and is fully leased. Kauffman Townhomes, funded in 2002, will be leased up at the end of 2004. The Mews, the permanent supportive housing project that was funded in 2003, is moving forward on schedule for construction to begin this year.
- Continuum of Care agencies worked with Clark County staff to set priorities for a local housing fund. The fund, which is supported by document transfer fees, will generate approximately \$1.4 million this year. The fund provides operating support to 5 of the areas shelters and to 60 units of transitional housing for people who are homeless.

Included in the Continuum of Care planning document are the following goals to address chronic homelessness:

- Increase the supply of permanent housing (including subsidized and supported housing) that is affordable to people at 30 percent and below the area median income.
- Improve access to housing for chronically homeless persons with poor housing histories, chemical addictions, or high intensity service needs
- Ensure coordinated effective outreach to homeless persons having difficulty accessing services
- Improve access to treatment for chronically homeless persons including mental health, chemical dependency, and medical/dental/vision.
- In order to increase income: enhance access to employment, mainstream resources and education/vocational opportunities.
- Ensure that existing services are effective & responsive to the needs of chronically homeless individuals and changing community needs.
- Plan for outcomes: Collect data that allows COCPG to identify the most effective strategy for reducing chronic homelessness.
- Increase participation in COC development by chronically homeless/formerly homeless persons and mainstream programs that serve them.

- Review the 10-year plan to End Homelessness

The Clark County Continuum of Care group meets monthly. Their planning document is updated and revised annually. Their goals to address general homelessness for 2004-2005 follow:

- Prevent individuals, families, and youth from either becoming homeless or cycling in and out of homelessness.
- Increase the supply of permanent housing that is affordable to homeless households at 30 percent and below the area median income, including subsidized and supported.
- Ensure coordinated effective outreach to homeless persons having difficulty accessing services.
- In order to increase income – enhance access to employment, Mainstream resources and education/vocational opportunities.
- Improve access to existing housing for homeless and low income households, including families and individuals with poor housing histories, chemical addictions, or high intensity service needs
- Improve access to treatment for homeless persons: mental health, chemical dependency, and medical/dental/vision.
- Ensure that existing services are effective & responsive to the needs of homeless persons and changing community needs.
- Plan for outcomes: collect data that allows COCPG to identify the most effective strategy for each sub-group of the homeless population.
- Increase participation in COC development by homeless/ formerly homeless persons, and representatives from business, neighborhoods, faith community, and mainstream resources.

Other Actions

Public Policies

The Clark County 2000-2004 HCD Plan serves as the guide for the policies of CDBG and HOME program.

Agencies requesting funds are asked to respond to general and program-specific policies in their application.

The general policies incorporate federal, state, and local requirements. These policies include, among others:

- consistency with local codes and policies
- restrictions on change of use of property/buildings assisted with federal funds
- establishment of a legally binding public interest
- minimization of displacement and provision of relocation assistance
- adherence to federal wage rates
- compliance with federal audit requirements
- establishment of affordable rents
- any new construction must be within Urban Growth Boundaries

All projects requesting CDBG and HOME funds are evaluated to determine if they are (1) program eligible and priority based on program policies, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

Continuum of Care for the Homeless Plan

Clark County and 40 other service providers completed a Continuum of Care plan that identified the strengths and weaknesses of the current plan, presented a new approach to delivering services and proposed several transitional and supportive housing activities to strengthen the system design. During the winter and spring of 2003, the Council for the Homeless submitted eight applications to HUD.

Obstacles to Meeting Underserved Needs

The goal of the multi-family rehabilitation program is to bring low-income rental properties up to code. The homeowner rehabilitation program also provides assistance to handicapped and elderly homeowners who live in homes that are not accessible or are in poor condition. The Consortium also assisted an elderly care facility (Walnut Grove Apartments) and two houses for folks with developmental disabilities (IERR Residential Care Homes III).

Foster and Maintain Affordable Housing

The rehabilitation programs, both multi-family and homeowner, aided in the preservation of the housing stock for low-income persons. The weatherization program helps low-income families maintain their home by reducing their heating costs and provide a home safe from carbon monoxide. The County also supports affordable housing by providing funds each year for the rehabilitation of owner-occupied housing for people of low- and moderate-income. By providing low interest loans the HOME and CDBG programs were able to aid in the development of many housing projects creating additional rental units and preserving the housing stock in Clark County.

Institutional Structure

The Clark County Department of Community Services maintains overall responsibility for the coordination of CDBG and HOME programs. The department serves as the lead agency for the Clark County and City of Vancouver HOME Consortium and for the preparation of the Consolidated Plan submissions as well as the Annual Action Plan and CAPER. The Vancouver Housing Authority has overall responsibility for the coordination of public housing policy in the county and for administration of a number of housing programs. The Council for the Homeless is responsible for policy and funding recommendations, system planning, community priority, and goal setting for the homeless services in the county.

Anti-Poverty Strategy

Clark County's anti-poverty strategies focused on the goal of increasing self-sufficiency of low-income individuals and families. In achieving this goal, the County:

- Continued to provide or act as a broker for the delivery of basic services through the Clark County Department of Community Services for emergency shelter, transitional case management, food, and low-income home energy assistance and weatherization programs.
- Supported the programs of the Council for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless.
- Supported the activities of the Economic Opportunity Committee of Clark County to provide job training and self-sufficiency skills to extremely low- and low-income persons.

- Continued to provide funding for services and activities that meet basic needs or promoted self-sufficiency through the Clark County/City of Vancouver Coordinated Human Services Fund and the Federal Community Services Block Grant.

Coordination

Clark County has improved coordination among public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

- Continued to work with other jurisdictions including the Vancouver Housing Authority within the County to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the county.
- Continued to participate in coordination efforts initiated by the Council for the Homeless for shelter and services for homeless individuals and families.
- Facilitated the working group of public and non-profit housing developers and providers. Its purpose is to provide progress reports on current projects; share information about funding sources; collaborate on projects; and problem-solve.
- Continued to work with the Vancouver Housing Authority and public housing residents to identify gaps in housing for low-income renters and special needs populations and to develop housing programs to meet these needs.
- Clark County Staff is working with two local groups in efforts to assist with the problems related to homeless families. Washington State has a budget amendment allocating two million dollars to develop a program for homeless families, much like the Sound Families model funded by the Gates Foundation. Regionally, the Bridges to Housing group is working to develop a similar program that will be available to Clark County, Washington, Multnomah, Clackamas and Washington counties in Oregon.

Reduction of Barriers to Affordable Housing

For the 2003 program year, the County made an effort to remove barriers to affordable housing. These barriers include land use regulations and policies that may impede the development of affordable housing, the lack of financing options for private and public housing developers, and the lack of financing programs that enable individual households to buy or rent adequate housing.

The County's efforts include:

- Developed or enhanced programs that financially assist low and moderate-income households in renting or buying affordable and adequate housing, with increased attention given to the issue of security deposits.
- Coordinated application workshops for public and private housing developers to provide funding information and technical assistance for housing development projects.

Public Housing Improvements

The VHA continually strives to maintain, upgrade, and improve the physical condition of Clark County's public housing units. A full listing of these activities is included in the VHA's 2002 Annual Report. A brief summary of the activities funded with the Comprehensive Grant funds are:

- Modernization of 20 units including replacement of windows, concrete, fences and some roofs.
- Major renovation and mold remediation at one single family scattered site unit.
- Exterior seismic upgrades at Van Vista Plaza (100 units) replacement of a portion of the roof, and the start of interior upgrades.
- Flooring replacement in about 25 scattered sites units.
- The start of an ongoing project to replace the furnaces in 60 low rent public housing units.
- Re-roofing of 10 units at Stapleton Road.
- Replacement of 10,000 square feet of damaged concrete outside of public housing units.

Public Housing Resident Initiatives

The VHA pursued the following public housing initiatives over the course of PY 2003:

- The RISE & STARS Community Center occupies over 5,000 square feet of the VHA's former administrative office building at the Skyline Crest public housing development. The center includes a 2,100 SF licensed childcare center; youth recreation space; a computer lab; counseling offices; headquarters for the STARS Mentoring Program, the Clark County Resident Council and the Community Center Adult Program Sponsors; food distribution; a community activities room with kitchen facilities and an outdoor patio area. RISE & STARS provides educational opportunities and support for parents working toward self-sufficiency including computer classes, parenting groups, job search support, job skills workshops, and leadership opportunities. The RISE & STARS Youth Program helps young public housing residents do better in school and provides constructive recreational activities like sports, outdoor adventures, and cultural activities. RISE & STARS is operated by the VHA and is funded by the HUD Comprehensive Grant, HUD Resident Opportunities for Self Sufficiency (ROSS) grants, private grants, and contributions from the VHA and other community partners. Community center programs are available to all VHA public housing and Housing Choice Voucher residents
- Moving to Work is a national HUD pilot program customized by the VHA to help resident families with children increase their earned income and leave subsidized housing. Key components of the VHA's Moving to Work program include: help with goal setting, an understanding that housing assistance is designed to be temporary for families who have the ability to achieve self-sufficiency, and an escrow savings account that grows as families increase their earned income, allowing families to accumulate up to \$6,000 toward the down payment on a home or other long-term goals. When HUD announced the end of the Moving to Work demonstration in the spring of 2004, the VHA asked for feedback from residents and community members, and the Board of Commissioners created a one year transition plan. Each family will be able to decide if they would like continue under the Moving to Work structure. If they choose to continue, they will be eligible to receive the money in their escrow savings if they leave housing assistance within a five-year time limit. Extensions of up to two years are available for families who are on track to meet their goals but simply need more time. The transition process will be complete in April 2005.

Lead-Based Paint Hazard Reduction

To evaluate and reduce lead-based paint hazards during 2003, Clark County has:

- Coordinated with public and private efforts to reduce lead-based paint hazards in residential units.
- Participated in Portland-Vancouver Regional lead-based inter-agency efforts to obtain additional funds for testing, and reduction of lead-based paint.
- Integrated lead hazard evaluation and reduction activities into existing housing programs.
- Supported and promoted comprehensive public health programs aimed at education and testing.
- Clark County has worked with several companies in Washington and Oregon, which can evaluate and reduce lead-based paint. The Clark County rehabilitation staff has received training in Safe Work Practices and Risk Assessment.
- Coordinated with CTED to develop policies and procedures for the weatherization program.

Compliance and Monitoring

During the 2003 program year, the CDBG/HOME staff monitored the larger of the CDBG construction projects that were completed. The staff also conducted HQS inspections of HOME-assisted units (all of which passed inspection) and conducted income and rent verification for all HOME rental tenants.

Leveraging Resources

Clark County has taken action to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the housing strategies and programs. Clark County has established a network of representatives from the private lending community, financial experts, and private and non-profit housing developers and consultants who can provide technical expertise in packaging development proposals. Clark County has submitted letters of support and verification of consistency for project applications, which support the goals and objectives, found in the H&CD Plan.

The CDBG and HOME applications strongly encourage the leveraging of other funds. CDBG applicants receive additional rating points, the larger the match to the project.

The HOME program encourages leveraging additional funds by awarding additional rating points for match exceeding 25 percent. Many of the HOME projects include Washington State Housing Trust Funds.

Clark County leveraged \$4,476,669 in additional county, state, and private funds for its 2003 Community Development Block Grant program. This is an additional \$5.53 for each CDBG dollar spent in the county. The CDBG program was able to leverage other funds by assigning additional points to each project during the selection process for additional funds leveraged for the specific project. Many projects are able to leverage more than 50 percent of the project cost.

2003 CDBG Leverage Table

Source	Amount
State of WA	\$74,800
Local	\$420,146
In-Kind	\$214,598
Private	\$3,767,125
Total	\$4,476,669

The HOME program was able to leverage an additional \$24,079,386 during the last program year. This was an additional \$19.93 for each HOME dollar spent. This easily exceeded the HOME match requirement of 25 percent (see HOME Match Report).

2003 HOME Leverage Table

Source	Amount
State of WA	\$1,128,308
Private	\$15,794,524
Local Government	\$500,000
Federal non-HOME	\$6,237,997
Agency/Owner	\$418,557
Total	\$24,079,386

In addition, the Clark County Department of Community Services annually receives an allocation of weatherization funds that are matched whenever possible with homeowner rehabilitation funds for specific rehabilitation projects. The weatherization program is funded with a combination of Federal (LIHEAP, DOE, BPA, CDBG, HOME) and State (EMM) dollars. The funding totaled approximately \$834,253 and was used to assist 230 families.

Self-Evaluation

In 2003, Clark County continued to show a steady growth in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the county.

The Clark County rehabilitation program continues to rehabilitate increasing numbers of owner-occupied units and links the Weatherization program. Additional programs for the homeless have been developed, especially with the progress of new transitional housing. A close working relationship with the Vancouver Housing Authority has resulted in several joint projects for persons with special needs. A strong emphasis on homebuyer assistance programs continues to be very successful, as demonstrated by Columbia Nonprofit Housing's First Home Loan Program. Inland Empire Residential Resources continues to be a very active partner in the development of innovative housing for the developmentally disabled and persons with other

special needs. It should also be noted that the County has three active CHDO's; Columbia Non-Profit Housing, YW Housing, and Affordable Community Environments.

The CDBG and HOME entitlement funds have been disbursed in a timely manner. The county met the timeliness test on May 2, 2004 by being at 1.43 times the last entitlement amount. Sponsors of projects that are behind schedule have been notified that they must increase their efforts to complete the projects. The staff reviewed the HOME and CDBG programs with their respective advisory/funding boards and made minor changes to the application process to streamline the process.

III. COMMUNITY DEVELOPMENT BLOCK GRANT NARRATIVE

Clark County maintained its program year objectives throughout 2003. The objectives listed in the Consolidated Plan, and the strategies outlined in the 2003 Action Plan to meet those objectives continue to be implemented.

The overall objective for Community Development is to provide livability and economic opportunities within communities, as well as support for growth and development. In PY 2003, eleven (11) infrastructure and social services projects were awarded \$1,290,029 in CDBG funds within the County. Information about each project is provided on the Grantee Summary Report.

A. Relationship

During the last program year the Community Development Block Grant program expended 61 percent on projects addressing infrastructure needs, 26 percent on projects addressing social services needs, and 12 percent addressing housing needs. The housing funds were allocated to projects with the highest county priority.

Projects meeting each of the listed Community Development Objectives:

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need High, Medium, Low	Estimated Priority Units	PY 2000	PY 2001	PY 2002	PY 2003
PUBLIC FACILITY NEEDS						
Neighborhood Facilities	H	10	1	-	-	-
Parks and/or Recreation Facilities	H	20	2	7	-	-
Health Facilities	H	5	1	2	-	1
Parking Facilities	L	1	-	-	-	-
Solid Waste Disposal Improvements	L	1	-	-	-	-
Asbestos Removal	L	1	-	-	-	-
Non-Residential Historic Preservation	L	1	-	-	-	-
Other Public Facility Needs	L	1	-	-	-	-
INFRASTRUCTURE						
Water/Sewer Improvements	H	15	-	-	-	1
Street Improvements	H	30	1	2	1	2
Sidewalks	H	30	6	11	4	2
Sewer Improvements	H	15	1	-	-	-
Flood Drain Improvements	L	2	-	-	-	-
Other Infrastructure Needs	L	1	-	-	-	-
REHABILITATION/HOMEOWNERSHIP						
Housing Rehabilitation	H	3	2	3	3	2
Home Ownership	H	4	2	3	1	-
Increase Affordable Housing	H	-	-	1	-	-
Increase in Housing for Special Needs Populations	H	-	-	1	-	1
PUBLIC SERVICE NEEDS¹						
Handicapped Services	L	3	-	-	-	-
Transportation Services	L	2	-	-	-	-
Substance Abuse Services	H	450	-	-	-	-
Employment Training	M	100	-	-	-	-
Health Services	M	500	-	-	-	-
Other Public Service Needs	H	500	-	-	-	1
ANTI-CRIME PROGRAMS¹						
Crime Awareness	L	1	-	-	-	-
Other Anti-Crime Programs	L	1	-	-	-	-
YOUTH PROGRAMS¹						
Youth Centers	M	5	-	-	-	-
Child Care Centers	M	5	-	-	-	-
Youth Services	M	5	-	-	-	-
Child Care Services	L	2	-	-	-	-
Other Youth Programs	L	2	-	-	-	-

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need High, Medium, Low	Estimated Priority Units	PY 2000	PY 2001	PY 2002	PY 2003
SENIOR PROGRAMS¹						
Senior Centers	M	3	1	-	-	-
Senior Services	M	2	-	-	-	-
Other Senior Programs	L	1	-	-	-	-
ECONOMIC DEVELOPMENT						
Rehab; Publicly- or Privately – Owned Comm/Indust	M	8	1	-	1	-
C/I Infrastructure Development	M	6	-	-	-	-
Other Commercial/Industrial Improvements	L	1	-	-	-	-
Micro-Enterprise Assistance	L	1	-	-	-	-
ED Technical Assistance	L	1	-	-	-	-
Other Economic Development	L	1	-	-	-	-
PLANNING						
Planning	L	5	2	2	1	1

¹ The Clark County Urban County Policy Board does not fund activities eligible under the CDBG Public Services category.

B. Program Changes

The Clark County Community Development Block Grant and HOME program did not make any changes in the objectives of the program during the last program year. The rehabilitation program has made several minor (and informal) changes to increase efficiency.

C. Completion of Consolidated Plan Actions

Clark County pursued all available funds for its Community Development Block Grant projects. The county provided all the certifications of consistency with the consolidated plan that were requested. The county did not hinder consolidated plan implementation by actions or willful inaction.

D. National Objectives

All non-administrative and planning CDBG funds expended during the program year benefited low and moderate-income persons and families.

E. Acquisition

1) Clark County has taken the following steps to minimize the amount of displacement resulting from CDBG/HOME assisted activities:

- The First Home Loan Program only acquires vacant houses.
- The county doesn't allow CDBG/HOME funded rental rehabilitation programs to rehabilitate units requiring temporary or permanent relocation, and
- The Urban County Policy Board discourages projects that involve displacement/relocation through a grant application scoring system that deducts points from projects that anticipate displacement/relocation.

- 2) Clark County relocated one person over the past year for the Walnut Grove Senior Housing project.

F. Low and Moderate-Income Benefit

The Homeowner Rehabilitation Program and the First Home Loan Program were targeted to low and moderate-income families. These programs require that the participant's income be at or below 80 percent of the area median income. One hundred percent of participants were low and moderate income (as documented through Federal Tax Returns, projecting the income for 12 months, and other means prescribed by HUD).

G. Program Income

FINANCIAL SUMMARY ATTACHMENT

a. Program Income		\$338,040.63
1. Total program income to revolving funds		
Single-unit housing rehabilitation revolving fund		93,590.94
Multi-unit housing rehabilitation revolving fund		0.00
2. Float-funded activities		\$0.00
3. Other loan repayments by category:		\$244,449.69
4. Income received from sale of property:		\$0.00
b. Prior Period Adjustments:		\$0.00
c. Loans and Other Receivables:		
1. Float-funded activities outstanding as of end of the reporting period:		\$0.00
2. Total number of Loans Outstanding and principal balance owed as of end of reporting period:		
Single-unit housing rehab. Revolving fund:		
Outstanding loans	57 loans	
Principal balance		\$696,920.74
3. Other outstanding CDBG loans:	16 projects	
a. Clark College Outdoor Space		\$11,958.37
b. CPU Amboy Water		58,333.36
c. Educational Service District #112		25,496.78
d. Green Mountain School District		31,500.00
e. Inter-Faith Treasure House		58,333.36
f. Janus Youth		61,950.00
g. Share House		18,333.34
h. Vantech		48,000.01
i. VHA, Adams Street		9,300.02
j. VHA, Hathaway Rd. Headquarters		194,709.33
k. VHA, Orchard Glen		49,999.99
l. VHA, W. 34 th Street		300,000.00
m. YWCA Vancouver, Elevator installation		33,774.70
n. YWCA Vancouver, Child Care Expansion		5,904.00
o. YW Housing, 3402 & 3418 Kauffman		126,273.34
p. YW Housing, St. James Road		<u>33,000.00</u>

Principal Balance	\$1,066,866.60
Unexpended balance shown on GPR:	\$3,074,395.02
ADD: LOC Balance	\$3,074,395.02
Cash on hand	0.00
Grantee program account	0.00
Subrecipient program account	0.00
Revolving fund cash balances	0.00
Sec. 108 cash balances	0.00
Deduct: Grantee CDBG liabilities	\$0.00
Total Reconciled Balance	\$3,074,395.02
Unreconciled Difference	\$0.00
Calculation of Balance of Unprogrammed Funds:	
Add: Funds available during report period	\$4,679,306.94
Program income expected but not yet realized	\$0.00
Subtotal	\$4,679,306.94
Deduct: Total budgeted amount	4,401,009.31
Unprogrammed Balance	\$278,297.63

Program Income from rehabilitation loans is used for rehabilitation of additional homes.

H. Rehabilitation

The table below shows the value of completed homeowner rehabilitation units during the program year. All the rehabilitation projects are deferred loans at 3 percent interest.

2003 Completed CDBG Homeowner Rehabilitation

Area	Units	Value of Work
County	6	\$133,619.32
Vancouver	6	\$78,348.44
Total (includes lead costs*)	12	\$220,592.90

*Nine units had lead based paint remediation work totaling \$8,616.24

IV. HOME PROGRAM NARRATIVE

A. Distribution of HOME Funds

The table below shows that the largest category of HOME funds allocated was on rental housing with 68 percent, followed by homeownership at 17 percent and CHDO Operating at five percent. Preservation/ Rehabilitation was entirely funded with CDBG funds during the 2003 application round. Part of the rental house HOME funds were for housing for the elderly and the developmental disabled (26 percent of the total HOME funds spent). In addition, tenant-based rental assistance and some of the CHDO set-aside funds paid for transitional housing for people leaving emergency shelter or institutions.

Distribution of HOME Funds for Housing Needs during Program Year

Housing Activity	Percentage Of Total
Rental Housing (includes housing for the developmentally disadvantaged, elderly, and transitional housing)	65%
CHDO Operating	5%
Tenant Based Rental Assistance	3%
Homeownership (includes the following Columbia Nonprofit Housing First Home Loan Program).	17%
Administration	10%
Total	100%

B. Match Report

HOME Match Report attached.

C. Minority Contractors

See the attached HUD Form-4107 Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Clark County follows an ongoing monitoring procedure of HOME assisted units. Annually, income and rent data of all HOME rental assisted units is collected and based on the amount of HOME assistance units are inspected for Housing Quality Standards (HQS) every two or three years.

D. On-Site HOME Rental Inspections

Clark County has an ongoing inspection schedule based on the number of rental units that are HOME assisted. During the last program year, the Clark County Housing Preservations staff inspected the following projects. All the units passed the Housing Quality Standards.

Development	Total Occupied Units	Results of Inspection of HOME-Assisted Units
CRMH Elahan Place	32	Passed Inspection
VHA Orchard Glen	80	Passed Inspection
VHA C.A.R.E. House	1	Passed Inspection
VHA Triplex W. 39 th	3	Passed Inspection
VHA Central Park Place (SRO)	124	Passed Inspection
IERR/Homes for Community Living	2	Passed Inspection
IERR Teammates Condo	1	Passed Inspection
CRMH 99 th Street House	6	Passed Inspection
CNPH Arbor Ridge	60	Passed Inspection
CNPH Azalea Place	12	Passed Inspection
VHA Orchard Glen	80	Passed Inspection
VHA Hazel Dell Assisted Living	45	Passed Inspection
YW Housing Ogden/Jubilee Houses	6	Passed Inspection
ACE Cascadia Village Apartments	50	Passed Inspection
VHA Watson House	3	Passed Inspection
YW Housing McLoughlin House	3	Passed Inspection
ARC 18 th Street House	3	Passed Inspection

E. Affirmative Marketing

1. An Assessment of Affirmative Marketing activities shows that the consortium has made progress in marketing housing assisted with HOME funds. The consortium requires that all HOME funded project agreements have language in them requiring owners to affirmatively market their units. Many units assisted with HOME funds house the mentally disabled, within this group the units are available to anyone.
2. The consortium requires the Equal Opportunity logo or slogan be used in all ads, brochures and written communications to potential owners and tenants by the Rehabilitation staff. Owners of rental property assisted with HOME funds are required to display the fair housing poster in rental offices or other appropriate locations.
3. The County continues to distribute its brochure, titled Housing Discrimination, targeted toward tenants and landlord/property managers. The brochure gives details of the federal fair housing laws and telephone numbers to call for help. Fair Housing brochures were provided to direct services agencies and other community organizations for distribution to the public.

F. Minority Outreach

1. An analysis of the minority outreach efforts during the last year demonstrates that the consortium used the same number of minority contractors on HOME assisted projects as the previous year.
2. The Consortium will continue to involve minorities in all aspects of projects assisted with HOME funds. Specifically, Housing Rehabilitation staff will continue to distribute flyers explaining the Rehabilitation and Weatherization program to local contractors. The Rehabilitation staff continues to work with the Property Owners Association and various minority groups to try to identify minority rental property owners. The County Weatherization staff works with the Rehabilitation staff in providing Weatherization clients with HOME and CDBG rehabilitation information for contacting other property owners. The Rehabilitation staff is using this information to increase its outreach efforts to minorities.
3. The Department of Community Services uses the directory of Certified Minority Women and Disadvantaged Business developed by the Washington State Office of Minority and Women's Business Enterprise for use in its mailing of RFPs and bid documents to potential contractors on projects funded with HOME funds. The Department of Community Services requires all advertisements for bids to be placed in a local minority owned newspaper. However, there is only one minority firm listed in the Washington State Directory of Certified Minority, Women and Disadvantaged Business Enterprises directory for remodeling/rehabilitation in Clark County.
4. All HOME agreements have language requiring activities that encourage the participation of minority and woman-owned business.

Citizen Comments

A draft of the 2003 CAPER was made available for public review during the 15-day public comment period beginning on August 31, 2004 in The Columbian. The report was also distributed to all public libraries in Clark County and available on the CDBG web site at: www.clark.wa.gov/cdbg. No comments were received by the CDBG/HOME Program or at the public hearing held on September 14, 2004 before the Board of County Commissioners.